

Parsons Pond Condominium Association
Minutes of Annual Meeting
May 20, 2026
North Deering Congregational Church

Board of Trustees Present: Preston Robison (President), Becky Burns (Treasurer), Paul Shupe (Secretary), Terri Colon (Property Manager)

Trustees Absent: Tom Price, Bruce Roberts

Welcome and Determination of a Quorum – Preston called the meeting to order and determined that a Quorum was present. All residents introduced themselves, including multiple new owners.

Approval of the Minutes of the May 2025 Annual Meeting – Becky MOVED and Paul SECONDED approval of the minutes of the May 25, 2025 Annual Meeting of the Association. APPROVED unanimously

Treasurer’s Report – Becky Burns

Becky called attention to the written Treasurer’s Report distributed to all owners in advance of the meeting. All owners but 57 Parsons Pond Dr. are current with monthly payments.

President’s Report – Preston Robison

Preston thanked members of the Board for their year of service.

Preston reported on lawsuit with 57 Parsons Pond Drive. Our summary judgment has been appealed.

Preston reminded owners to rework H06 insurance policies following the changes that were voted to our founding documents.

Property Manager Report – Terri Colon

Terri called attention to her written Property Manager’s report which had been distributed to all owners in advance of the meeting. Roof replacements will be made on ten units this summer. Skylights remain home owner responsibility if they need replacement. Siding repairs are planned for the summer, priority based. The pool steps have been replaced. Bartlett Tree has done some tree removal work and will continue throughout the summer. Residents were reminded of a special assessment due in June.

Consent Agenda Items:

- • **12 Cresfield replacement storm door and garage door** – Buildings and Grounds approved and Board voted approval.

Committee Reports

a. Pond Committee – Kim Gordon of the Pond Committee reported that aerators will be

active again this summer. Wildflowers and low-maintenance plants are blooming on the berm around the pond. Fishing rules were discussed, “No Fishing” signs need to be installed. Dogs are asked to stay out of the pond to ensure no interference with aerators.

b. Pool Committee – Becky reported that the pool cover has been removed. An additional cleaning needs to happen before swimming can occur. Opening date will be announced. Pool furniture was put out by a volunteer crew. A Pool Party will be held Wednesday May 27, 4:00 pm, at the pool. Donors were thanked for additional furniture purchases. Residents were reminded of the pool rules.

c. Buildings and Grounds Committee – Preston reported, and called attention to Terri’s report above. Cracks in the asphalt roadways have been sealed by Shamos. This will be done periodically as needed. Willie C and Sons Landscaping continue to do good work through the winter and now into summer. Six trees have been removed by Bartlett. LaValle Painting will be painting siding repairs done last year. They will also seal the wooden pool fence.

d. Community and Communications Committee – MaryAnn Shupe reported that the Welcoming Committee has welcomed 12 new residents since fall. A welcoming party was held in March with booming attendance. There will be one Pond Party this year, sometime mid-summer. Pop-up Happy Hours are encouraged. Website has been updated, and is quite often visited. Residents need to remember that the website is owner-driven, while the Portal is how we communicate with Foreside Management. Facebook page is open to all residents, and is used.

e. Policy Committee – Carole Barber gave a brief update on the work updating the Owner Handbook, which is nearing completion, but not yet. Committee is working with the Board to put the Handbook into final form.

f. Recreation Committee – Carole Barber reported that the Committee has cleaned the tennis and pickleball courts. Nets are up and ready to use. An orientation to pickleball session was held.

Election – Bruce Roberts and Preston Robison were nominated for new terms. There were no nominations from the floor. Bruce and Preston were re-elected unanimously.

Questions, Comments, Concerns – Various questions were asked by owners and addressed by the Board.

Adjournment – Becky MOVED and Paul SECONDED that the meeting be adjourned. APPROVED unanimously.

Respectfully Submitted,

Paul Shupe

Secretary

Parsons Pond Condominium Association Board of Trustees
Minutes of Meeting
May 20, 2026

Members Present: Preston Robison (President), Becky Burns (Treasurer), Paul Shupe (Secretary).

Preston called the meeting to order following the Annual Meeting of the Association for the purpose of electing Board Officers for 2026-27. The following slate was approved by unanimous agreement:

Preston Robison (President)

Becky Burns (Treasurer)

Paul Shupe (Secretary)

The meeting was then adjourned by unanimous consent.

Respectfully Submitted,

Paul Shupe
Secretary